



TOWN OF THOMPSON

Planning & Zoning Commission

815 Riverside Drive
P.O. Box 899
North Grosvenordale, CT 06255
PHONE: 860-923-9475
E-MAIL: zeo@thompsonct.org
planner@thompsonct.org
WEBSITE: www.thompsonct.org

Minutes – PZC Regular Meeting

Monday, November 28, 2022, at 7:00 PM

Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255 and via Zoom

Topic: PZC Regular Meeting

Time: Nov 28, 2022 07:00 PM Eastern Time (US and Canada)

p. 1 of 6

Join Zoom Meeting

<https://us02web.zoom.us/j/85123816297?pwd=amZ5VzhSSnliZE5KUFPcZUR2WlVYQT09>

Meeting ID: 851 2381 6297

Passcode: 767270

YouTube:

<https://www.youtube.com/watch?v=LpyO9V8Ny8Y>

1. Call to Order

Chairman Statement – Under Citizens comment – state your name and address, 3 minutes speaking time unless otherwise directed by chair, please address comments to Chair in a civil and respectful manner. Pledge of Allegiance

2. Roll Call, Seating of Alternates

Michael Krogul

John Rice-via Zoom

Dave Poplawski

Randy Blackmer

Ray Williams

Alvan Hill

John Lenky

Jane Salce

Charlene Langlois-via Zoom

Joseph Parodi-Brown

Seating: None

Absent: Robert Werge Sr, Brian Santos, Kies Orr

Staff Present: Cindy Dunne, ZEO; Tyra Penn-Gesek, Planner, Gloria Harvey, Recording Secretary, Ex-Officio Member, Amy St. Onge, First Selectman via Zoom

3. Public Hearing

PZC #22-34 Application of Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Annual Update to Town of Thompson Zoning Regulations for 2021. Proposed Amendments are attached.

Chairman asked the Recording Secretary to read the Legal Notice for the Public Hearing.

Bill Warner commented on no response to questions asked, buildable lot size, Zoning Districts supported by water and sewer, Zoning Districts, setback requirements, minimum lot size, economic development, and piglets. Tyra read comments from Dick Trudeau, Janet Blanchette, Marla Butts, Town Attorney, and herself, a copy of which can be obtained in the Director of Planning Office. Tyra also addressed poultry and livestock. Michael Krogul commented on accessory structures and setbacks and minimal lot area. Ray Williams commented on livestock and placement of structures on property, restrictions on peoples' properties, need for businesses, and cluster housing. Valerie Clark stated care of juvenile animals should be exempt, garages and sheds, improvement with proposal from what we have now. Alvan Hill commented on 300' driveway. Jane Salce commented on setbacks and placement of buildings, lot sizes, cluster housing, need for large business, and reasons for restrictions on homeowners. Brenda Romanek commented on corrections to Zoning Regulations and limitations, and to allow the State of Connecticut involvement. Tyra addressed the State of Connecticut position regarding

Planning and Zoning Regular Meeting Minutes November 28, 2022

p. 2 of 6

Zoning and reasons for minimum lot size. John Rice stated the Town Planner is staff and advisor to the Commission without the authority to vote. Abutter 152 Sunset Hill Road commented the town needs restaurants, get together places and right to place structures on his property, and live freely. Mr. Clark commented on structures, function before form should be erected for practicality, and answers should come from Commissioners. Sally White, 308 East Thompson Road, commented on renewal of stores downtown happened without planning and happened upon demand, starter/cluster homes, cut out central planning, and the position of the Planner.

Randy Blackmer moved and Michael Krogul seconded the motion to close the Public Hearing.

Discussion-Animals as of right. Hearing no further discussion, a "Yes" vote will close the Public Hearing and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Jane Salce-Yes

Ray Williams-Yes

John Lenky-No

Dave Poplawski-Yes

Randy Blackmer-Yes

John Rice-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

Public Hearing is closed by a vote of 9 to 1.

4. Discuss Public Hearing and Possible Action:

PZC #22-34 Application of Town of Thompson Planning and Zoning Commission, 815 Riverside Drive, Annual Update to Town of Thompson Zoning Regulations for 2021. Proposed Amendments are attached.

Discussion on the proposed amendments followed including consensus to add a line on juvenile animals as of right, and discussion on Wetlands Agent memo.

Jane Salce moved and Michael Krogul seconded the motion to put off action on PZC #22-34 until a Special in person meeting of PZC can be held. Hearing no further discussion, a "Yes" vote will postpone action on PZC #22-34 and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-No

John Lenky-No

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-No

John Rice-No

Charlene Langlois-No

Joseph Parodi-Brown-No

Dave Poplawski moved and John Lenky seconded the motion to amend the agenda and move Item #4 to Item #11 and all other business will numerically follow. Hearing no discussion, a "Yes" vote will move Item #4 to Item #11 and a "No" vote will not.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Lenky-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

John Rice-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

5. Citizens Comments:

Bill Warner commented that rules made need to be enforced, and that the entertainment license for J & G Bistro should not be granted due to closeness to neighbors. Abutter at 41 Main Street commented he does not hear the music from J & G Bistro. Thresa Stacy, 172 Main Street stated she has recordings of J & G Bistro entertainment.

6. Applications:

PZC #22-40 Applicant Spicer plus Inc – Jon Holstein, 0 Reardon Rd., Map 66, Block 101, Lot 6D, Zone BDD, property owner Thompson Rail Business Park LLC, requesting Special Permit to construct a propane bulk station. Initial construction will consist of a gravel driveway, stormwater basin and 30,000-gallon propane tank with safety and security accessories. Potential phase II construction may include a second 30,000-gallon tank, office building, well, and septic system.

Applicant filing under Article 4D – BBD Section 2 Table of Permitted Uses #19 28 under amended 9/20/2022 Regulations, Gasoline Filling Stations.

John Lenky moved and Dave Poplawski seconded the motion to accept PZC Application #22-40 for a Public Hearing at the regular PZC meeting on December 19, 2022. Hearing no discussion, a “Yes” vote will accept PZC Application #22-40 for a Public Hearing on December 19, 2022 and a “No” vote will not.

Alvan Hill-Yes

Michael Krogul-Yes

Ray Williams-Yes

John Lenky-Yes

Dave Poplawski-Yes

Randy Blackmer-Yes

John Rice-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

Jane Salce stepped out of the meeting for this vote.

PZC Application #22-40 is accepted for a Public Hearing on December 19, 2022

PZC #22-43 Applicant Ken Loiselle, Mason House, LLC, 20 Chase Rd, Map 105, Block 38, Lot 7 & 7A, Zone TCVD, requesting Commission site plan review approval to operate existing approved Country Inn under 2020 Zoning Regulations, Article 4C. TVCD, Section 2-9, and Article 7, Definitions – Country Inn.

Jane Blanchette represented the applicant and presented a plan stating no new construction is being proposed. The Applicant is requesting a Country Inn Permit to be approved under the Town of Thompson Amended Regulations, 9/2020, and to expand his outside venue by erecting a tent. He has a Country Inn Permit under the 2012 Regulations. Additional parking for a total of 58 lawn and parking spaces have been provided, and J & D Engineering made a site plan adjustment and delineated 4 handicap parking spots. Mr. Loiselle combined the lots, 7 and 7A and the Quick Claim Deed was filed in the Town Clerk's office.

John Lenky moved and Alvan Hill seconded the motion to approve PZC Application #22-43 and update from 2012 to 2020.

Discussion: Clarity on motion was requested. Ken Loiselle stated the Mason House can hold approximately 70 people, however more space is needed for larger events. The tent is rented and not permanent. Liquor Permit was questioned. Mr. Loiselle stated, at this time, it's not cost effective to buy a liquor license. When the venues increase he will apply for a separate permit. Presently he applies to the Liquor commission for a temporary permit under Anya's liquor permit. therefore, for the Mason House events a liquor license is registered per event. The ZEO stated that everything is in order with PZC Application #22-43. Hearing no further discussion, a “Yes” vote will approve PZC Application #22-43 and a “No” vote will deny.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Lenky-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

John Rice-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

PZC Application #22-43 is approved,

7. Applications Received After Agenda Posted: None

8. Old Business

Q. 27 Main Street-Noise Complaint

Excessive noise complaint. Referred to ZEO memo, a copy can be obtained from the Zoning office. Theresa Stacey played a recording from her cell phone on the entertainment noise in J & G's Bistro from her home. Mr. Stacey commented on the amplified sound stating the acoustics and added noise from people outdoors contribute to the noise. They support the restaurant business and oppose the noise. Jill St. Cyr commented that live entertainment is part of the Liquor License Permit, which the Commissioners were unaware of. Jill St. Cyr addressed the Commission stating the abutters never contacted her, she checked with neighboring abutters who had no complaints, and she was never told she needed an entertainment license. The

Planning and Zoning Regular Meeting Minutes November 28, 2022

p. 4 of 6

Commission advised Jill St. Cyr that a Special Permit is required, per the Town's Regulations, for amplified music. A procedural piece was omitted, therefore the Commissioners unanimously agreed to advise Jill St. Cyr to apply for an amendment to her current permit with no amplification which will be determined at the next meeting of the PZC Commission.

9. New Business

- a. 73 LaPorte Rd – New Garage in Front of dwelling - requesting regulations wavier of the following regulation. Property is Zoned RRAD

Article 4A Section 3 General Development Standards, D

²When the application is for new construction of the primary structure, the setback for an accessory structure shall equal or exceed that of the primary structure. **Where there is an existing primary structure that predates the adoption of these Regulations, the Commission may waive the front setback requirement based on the physical characteristics of the site.**

Dave Poplawski moved and Ray Williams seconded the motion to approve the request for a new garage in front of the dwelling at 73 LaPorte Road. Hearing no discussion, a "Yes" vote will approve the request for a new garage in front of the dwelling at 73 LaPorte Road and a "No" vote will deny.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Lenky-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

Alvan Hill-Yes

John Rice-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

The vote was unanimous.

- b. 154 Sunset Road-Trailer Violation

Ron Kudzal, who lives in Montville, CT, requested a waiver to live in the trailer at 154 Sunset Road 3 days a week through the winter while he looks for alternate living accommodations, during visitation with his son who he has custody of. The heated water hose, the septic, and the electricity are hooked up to the resident.

Ray Williams moved and Jane Salce seconded the motion to waive the regulation regarding occupation of the trailer at 154 Sunset Road.

Discussion on the motion: Questioned NDDH opinion on this waiver, time frame for trailer occupancy, ~~and~~ under special circumstances. Regulations, Article 5A-Section 2- 3 do not permit trailer occupancy in District RRAD. ZEO supports a waiver to the regulation, time to be determined by the commission, with the understanding that property owner is subject to NDDH approval.

Ray Williams moved and Jane Salce seconded the motion to amend the motion to approve the occupation of the camper at 154 Sunset Road through November 28, 2023, a period of one year. Hearing no further discussion, a "Yes" vote will approve occupation of the camper through November 23, 2023 and a "No" vote will deny.

Randy Blackmer-Yes

Dave Poplawski-Yes

John Lenky-Yes

Ray Williams-Yes

Jane Salce-Yes

Michael Krogul-Yes

John Rice-Abstain

Charlene Langlois-Yes

Alvan Hill-Yes

Joseph Parodi-Brown-Yes

Occupation of camper approved for a maximum of one year with 9 in favor and 1 abstention.

- c. ELECT OFFICERS

Chairman

Randy Blackmer nominated Joseph Parodi-Brown for Chairman. Dave Poplawski seconded the motion. Joseph Parodi-Brown accepted the nomination. Hearing no further nominations, Randy Blackmer moved and Jane Salce

Planning and Zoning Regular Meeting Minutes November 28, 2022

p. 5 of 6

seconded the motion to close the nominations. The Chairman called for a voice vote to close the nominations. The motion passed with 8 in favor and 2 abstentions.

Vice Chairman

Alvan Hill nominated John Lenky. Ray Williams seconded the motion. John Lenky accepted the Nomination John Rice nominated Randy Blackmer. Dave Poplawski seconded the nomination. Randy Blackmer accepted the Nomination.

Alvan Hill-John Lenky Michael Krogul-John Lenky Jane Salce-John Lenky

Ray Williams-John Lenky John Lenky-John Lenky

Dave Poplawski-Randy Blackmer John Rice-Randy Blackmer

Charlene Langlois-Randy Blackmer Randy Blackmer-Randy Blackmer

Joseph Parodi-Brown-Randy Blackmer

Due to a tie vote, 5 votes for John Lenky and 5 votes for Randy Blackmer, the Chairman exercised the vote to break the tie and he voted for Randy Blackmer as Vice Chairman.

Secretary

Alvan Hill nominated Brian Santos for Secretary. John Lenky seconded the nomination. Brian Santos was not present to accept the nomination and the question was raised if an Officer could be an Alternate Member. Randy Blackmer stated that he spoke with Town Counsel who advised that there was no law that he was aware of that would not allow this, but he recommended that the Secretary be a regular member as an officer especially for this position.

John Lenky nominated Dave Poplawski for Secretary. Randy Blackmer seconded the nomination. Dave Poplawski accepted the nomination.

Michael Krogul nominated John Rice for Secretary. John Rice declined the nomination.

Joseph Parodi-Brown moved and John Rice seconded the nomination to table the election of Secretary to the next regular meeting of the Planning and Zoning Commission. Hearing no discussion, a "Yes" vote will table the election of Secretary and a "No" vote will not.

Alvan Hill-Yes

Michael Krogul-No

Jane Salce-No

Ray Williams-No

John Lenky-Yes

Dave Poplawski-No

John Rice-Yes

Charlene Langlois-Yes

Joseph Parodi-Brown-Yes

Randy Blackmer was absent from the vote. A majority was not reached, therefore the Commissioners proceeded to vote tonight.

Randy Blackmer- Dave Poplawski

Dave Poplawski-Dave Poplawski

John Lenky-Dave Poplawski

Ray Williams-Dave Poplawski

Jane Salce-Dave Poplawski

Michael Krogul-Dave Poplawski

Alvan Hill-Dave Poplawski

John Rice-Dave Poplawski

Charlene Langlois-Dave Poplawski

Joseph Parodi-Brown-Dave Poplawski

Dave Poplawski is the new Secretary.

d. Discussion of By-laws

Proposed Bylaws were discussed and Joseph Parodi-Brown and Alvan Hill will work on the proposed changes that were discussed tonight and will bring a clean draft for the next regular meeting of the PZC.

10. Approval of the PZC Minutes of October 24, 2022

Alvan Hill moved and Jane Salce seconded the motion to approve the Minutes of October 24, 2022. The Chairman called for a voice vote and all Commissioners were in favor of the motion, therefore the motion carried unanimously. Minutes are approved.

11. Discuss Public Hearing for Regulations

Ray Williams moved and Jane Salce seconded the motion to table discussion on Public Hearing for Regulations to a Special Meeting.

Discussion on the motion: A suggestion was made to move the discussion to the December regular meeting of the PZC if the agenda is light and if too heavy move the discussion to January.

Ray Williams moved and Jane Salce seconded the motion to amend his motion to table to the December Regular Meeting of the PZC if the agenda is light and if too heavy move the discussion to January. Chairman called for a voice vote and all Commissioners were in favor of the motion, therefore the motion carried unanimously.

12. Reports of Officers and Staff

a. Town of Thompson Budget Report

John Rice stated that he had nothing to report

b. ZEO Memo

c. Planners Report-Subdivision Regulations

The Planner stated that work on the Subdivision Regulations will continue and one more subcommittee meeting is planned for January 2023.

13. Correspondence

a. Minutes: Zoning Board of Appeals November 14, 2022 Regular Meeting

b. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter

14. Signing of Mylar-None

15. ZBA Review

a. ZBA Application #22-01 for a Variance to build a two-car garage was approved.

16. Citizens Comments

Valerie Clark commented that she is disappointed that the revisions to the Zoning Regulations have been put off for months and suggested that action should be taken at a special meeting in December.

17. Commissioners Comments

ZEO reported reimbursement has been received from the Villager to Town of Thompson for their error in publishing Legal Notice. Alvan Hill mentioned business development off of I395. Charlene Langlois suggested looking for a big box store to locate in Thompson

18. Next Meeting

a. PZC Regular Meeting December 19, 2022, 7:00 PM, Merrill Seney Community Room, Thompson Town Hall, 815 Riverside Drive, North Grosvenordale, CT 06255.

19. Adjournment

Randy Blackmer moved and Michael Krogul seconded the motion to adjourn. The vote was unanimous and the meeting adjourned at 11:22 PM.

Respectfully Submitted,
Gloria Harvey, Recording Secretary